

**SNAPSHOT of HOME Program Performance--As of 03/31/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

| Category   | PJ       | State Average | State Rank       | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|------------------|---------------|------------------------------|---------|---------|
|  |          |               |                  |               | Group                        | C       | Overall |
| <b>Program Progress:</b>   |          |               | PJs in State: 92 |               |                              |         |         |
| % of Funds Committed   | 98.99 %  | 91.16 %       | 3                | 92.07 %       | 94                           | 96      |         |
| % of Funds Disbursed   | 81.86 %  | 83.89 %       | 44               | 84.14 %       | 34                           | 32      |         |
| Leveraging Ratio for Rental Activities                           | 2.52     | 5.84          | 63               | 4.79          | 36                           | 32      |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 93.76 %  | 75.05 %       | 27               | 81.45 %       | 38                           | 46      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 77.95 %  | 69.01 %       | 33               | 69.74 %       | 55                           | 57      |         |
| <b>Low-Income Benefit:</b>                                       |          |               |                  |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 74.83 %  | 79.06 %       | 66               | 80.97 %       | 25                           | 25      |         |
| % of 0-30% AMI Renters to All Renters***                         | 40.82 %  | 40.24 %       | 44               | 45.50 %       | 41                           | 40      |         |
| <b>Lease-Up:</b>   |          |               |                  |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 99.32 %  | 93.41 %       | 32               | 95.55 %       | 49                           | 51      |         |
| <b>Overall Ranking:</b>  |          |               | In State:        | 32 / 92       | Nationally:                  | 53 52   |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |                  |               |                              |         |         |
| Rental Unit  | \$61,298 | \$35,004      |                  | \$26,831      | 147 Units                    | 64.80 % |         |
| Homebuyer Unit   | \$75,708 | \$20,947      |                  | \$15,029      | 9 Units                      | 4.00 %  |         |
| Homeowner-Rehab Unit   | \$0      | \$27,511      |                  | \$20,806      | 0 Units                      | 0.00 %  |         |
| TBRA Unit  | \$1,408  | \$2,735       |                  | \$3,228       | 71 Units                     | 31.30 % |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Barbara CA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$99,649  | \$240,542 | \$0       |
| <b>State:*</b>     | \$135,492 | \$114,689 | \$28,606  |
| <b>National:**</b> | \$96,090  | \$75,663  | \$23,585  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.3 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.06

|  | Rental<br>% | Homebuyer<br>% | Homeowner<br>% | TBRA<br>% |  | Rental<br>% | Homebuyer<br>% | Homeowner<br>% | TBRA<br>% |
|--|-------------|----------------|----------------|-----------|--|-------------|----------------|----------------|-----------|
| <b>RACE:</b>                             |             |                |                |           | <b>HOUSEHOLD TYPE:</b>   |             |                |                |           |
| White:                                   | 48.6        | 11.1           | 0.0            | 46.5      | Single/Non-Elderly:  | 34.2        | 0.0            | 0.0            | 36.6      |
| Black/African American:                  | 6.2         | 0.0            | 0.0            | 7.0       | Elderly:   | 15.1        | 0.0            | 0.0            | 7.0       |
| Asian:                                   | 0.7         | 0.0            | 0.0            | 0.0       | Related/Single Parent:   | 22.6        | 22.2           | 0.0            | 31.0      |
| American Indian/Alaska Native:           | 0.7         | 0.0            | 0.0            | 0.0       | Related/Two Parent:  | 21.2        | 77.8           | 0.0            | 8.5       |
| Native Hawaiian/Pacific Islander:        | 0.0         | 0.0            | 0.0            | 0.0       | Other:   | 6.8         | 0.0            | 0.0            | 16.9      |
| American Indian/Alaska Native and White: | 0.0         | 0.0            | 0.0            | 0.0       |  |             |                |                |           |
| Asian and White:                         | 0.0         | 0.0            | 0.0            | 0.0       |  |             |                |                |           |
| Black/African American and White:        | 0.0         | 11.1           | 0.0            | 0.0       |  |             |                |                |           |
| American Indian/Alaska Native and Black: | 0.0         | 0.0            | 0.0            | 0.0       |  |             |                |                |           |
| Other Multi Racial:                      | 0.0         | 0.0            | 0.0            | 1.4       |  |             |                |                |           |
| Asian/Pacific Islander:                  | 1.4         | 0.0            | 0.0            | 0.0       |  |             |                |                |           |
| <b>ETHNICITY:</b>                        |             |                |                |           |  |             |                |                |           |
| Hispanic                                 | 42.5        | 77.8           | 0.0            | 45.1      |  |             |                |                |           |
| <b>HOUSEHOLD SIZE:</b>                   |             |                |                |           | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |             |                |                |           |
| 1 Person:                                | 47.9        | 0.0            | 0.0            | 45.1      | Section 8:   | 25.3        | 0.0            | #              |           |
| 2 Persons:                               | 15.8        | 11.1           | 0.0            | 19.7      | HOME TBRA:   | 0.0         |                |                |           |
| 3 Persons:                               | 15.1        | 22.2           | 0.0            | 14.1      | Other:   | 3.4         |                |                |           |
| 4 Persons:                               | 13.7        | 44.4           | 0.0            | 14.1      | No Assistance:   | 71.2        |                |                |           |
| 5 Persons:                               | 6.2         | 0.0            | 0.0            | 2.8       |  |             |                |                |           |
| 6 Persons:                               | 1.4         | 0.0            | 0.0            | 1.4       |  |             |                |                |           |
| 7 Persons:                               | 0.0         | 22.2           | 0.0            | 1.4       |  |             |                |                |           |
| 8 or more Persons:                       | 0.0         | 0.0            | 0.0            | 1.4       |  |             |                |                |           |
|  |             |                |                |           | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |             |                |                | 1         |

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Barbara State: CA Group Rank: 53  
 (Percentile)  
 State Rank: 32 / 92 PJs Overall Rank: 52  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 75.25%   | <b>93.76</b> |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 50.43%   | <b>77.95</b> |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>74.83</b> |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 91.30%   | <b>99.32</b> |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.340    | <b>3.05</b>  |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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